

160.A

0005

0118.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

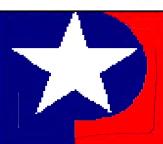
538,700 / 538,700

USE VALUE:

538,700 / 538,700

ASSESSED:

538,700 / 538,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
118 -120		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #: 118

Owner 1: MERSON BARBARA

Owner 2: KREMER MARTIN & GABRIEL

Owner 3:

Street 1: 621 SLIGO RD

Street 2:

Twn/City: NORTH YARMOUTH

St/Prov: MA Cntry Own Occ: N

Postal: 04097-6204 Type:

PREVIOUS OWNER

Owner 1: MAURER JACQUELINE J -

Owner 2: SHAMPINE LAUREE R -

Street 1: 40 HOPKINS RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1906, having primarily Vinyl Exterior and 1411 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7773									G7	1.						

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	538,700			538,700		272313
							GIS Ref
							GIS Ref
							Insp Date
							10/17/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	538,700	0	.	.	538,700		Year end	12/23/2021
2021	102	FV	522,700	0	.	.	522,700		Year End Roll	12/10/2020
2020	102	FV	514,700	0	.	.	514,700	514,700	Year End Roll	12/18/2019
2019	102	FV	479,500	0	.	.	479,500	479,500	Year End Roll	1/3/2019
2018	102	FV	445,700	0	.	.	445,700	445,700	Year End Roll	12/20/2017
2017	102	FV	405,800	0	.	.	405,800	405,800	Year End Roll	1/3/2017
2016	102	FV	405,800	0	.	.	405,800	405,800	Year End	1/4/2016
2015	102	FV	374,500	0	.	.	374,500	374,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAURER JACQUELI	77857-155	1	5/25/2021		640,000	No	No		
SCHMITT JASON M	69607-293		7/14/2017		485,900	No	No		
HARVEY MAXWELL	64033-216		8/5/2014		429,931	No	No		
KWON MINKYUNG	49691-587		6/28/2007		351,000	No	No		
LAWRENCE GEORGE	45247-35		5/25/2005		347,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	Measured	DGM	D Mann
12/5/2008	MLS	MM	Mary M
4/4/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____

